

**March 2017**

A Newsletter By and For the  
HOMEOWNERS AND  
RENTERS of Huntcliff Park at  
Meadow Woods  
Homeowners' Association  
[www.huntcliffpark.com](http://www.huntcliffpark.com)

*Please direct all concerns to the management company. For ARB requests, please go to the Association's website. Click on "Resident Services" then "On-line Forms." Fill out and submit the form prior to making any exterior modifications to your home.*

## **COMMUNITY MANAGER**

William Carey Webb, LCAM  
info@dwdpm.com  
407.251.2200 phone  
800.759.1820 fax  
DWD Professional  
Management, LLC  
1101 Miranda Lane • Suite 112  
Kissimmee, FL 34741

## **HUNTCLIFF PARK AT MEADOW WOODS HOMEOWNERS' ASSOCIATION**

### **Board of Directors**

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Maria Chambard

# Huntcliff Park

At Meadow Woods

## From Our Management Company



Submitted by  
Carey Webb,  
DWD Professional  
Management

## Wyndham Lakes Elementary School Drop Off and Pick Up Times

### Gate Parking and Entrance by Non- Residents

Please be aware that parking is not permitted in front of the entrance or exit gates at any time. Several residents have complained about parents from Wyndham Lakes Elementary School using our front gate area to park their vehicles so they can avoid the drop off and pick up lines at the school. They are also tailgating residents into the community and parking inside as well. Residents and staff members of DWD Professional Management who have confronted these parents have been threatened and verbally assaulted. Many times the

parents claim that they have permission from friends within our community to park at the gate or to enter through the gates and park inside. If this is the case, please inform your friends that this activity is not allowed. If your friends would like to enter the community by contacting you at the call box and then parking in your driveway, this would be acceptable since they would be your guest on your personal property. However, since the front gate area and the roads belong to the HOA, it is considered the Association's private property. All violators will be towed and/or trespassed. We greatly appreciate your cooperation in this matter.

## Wyndham Lakes Garage Sale

Wyndham Lakes has set the date for the Spring Garage Sale. The Garage Sale will be held on Saturday, May 6th. It will run from 8 AM until 4 PM. If you would like to participate, please fill out the participation request form on the community website: [www.huntcliffpark.com](http://www.huntcliffpark.com). We hope you are able to participate and we hope you have a wonderful time. Please contact the management office if you have any questions.

# Please Secure Valuable Items

Please make sure your cars are locked at night, and that all valuables that do not have to be in your car are removed on a nightly basis. If you notice anyone suspicious within the community, please call the Orange County Sheriff's Department at (407) 836-4357. Thank you.

# Pool Rules

Please be advised that the pool closes at sundown every day. No unauthorized people may enter the pool after this time. Many people ask why the Association has chosen to close the pool at sundown. The answer is simple. **We did NOT choose this time.** The State of Florida decided this for us! Since there is not enough light per State guidelines, we must close the pool when the sun goes down.



Next, there is a list of pool rules located in the pool area. Please take a minute and review these rules. One of the most important rules is the age limit for use. If you are under the age limit, **you may NOT use the pool without a parent or guardian being present.** This rule will be strictly enforced when personnel are present in order to ensure the safety of the children in our community. Accidental drowning in a swimming

pool is a leading cause of death in Florida for children. Please be advised there are no lifeguards at the pool, and the maintenance personnel are **not** trained in CPR or pool safety. Failure to comply with the Pool Rules may also result in you being asked to leave the area.

Also, please be advised that Management conducts inspections at night. The HOA will pursue recuperating any costs associated with damage to the pool caused by the inappropriate use of the facilities. The police will also be called if you are found at the pool after the posted hours. This is considered trespassing even if you are a resident of the community. This is the law for the State of Florida, and it will be enforced for the protection of our community assets and the safety of our residents.

Thank you for your cooperation with this matter. If you have any additional concerns or questions regarding this issue, please contact the management office.

# Towing Company

Please be advised that the towing company for Huntcliff Park at Meadow Woods is **Universal Towing and Recovery**. The towing company's contact information is as follows: **Universal Towing and Recovery, 407-816-0102, 8808 Florida Rock Road, Lot 102, Orlando, FL 32824.**

If your vehicle is parked on the street at night in our community, you run the risk of your car being towed. Per the rules and regulations of our community, all vehicles must be parked in your garage or driveway at

night. If a vehicle is parked on the street between the hours of 12 AM - 6 AM, it will be towed **without warning at the owner's expense.** If you are planning a special event or party, and you will have guests parked in the street during these hours, please contact the management office to make arrangements at least 24 hours in advance so we may inform the towing company.

If your vehicle or a vehicle of a guest is towed due to a violation of the parking rules and regulations, you should **contact the new towing company to resolve the situation. Do not call DWD Professional Management regarding a towing issue.** The Board has not authorized the management company to make ANY exceptions to the parking rules and regulations. If you do not follow these parking rules, you will be towed **at your own expense and will not be reimbursed for any reason.**

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# SunRail Project - Meadow Woods Station

The SunRail's southern expansion into the Meadow Woods area began in

November of 2016, and our community is now seeing much of their progress. The Meadow Woods SunRail station will be located off of S. Orange Avenue and Fairway Woods Boulevard. The project will connect Orange and Osceola counties

and it is expected that the SunRail trains will begin services on this segment of the rail in early 2018.

Below is an aerial picture showing the existing railroad tracks (marked with dotted line). The SunRail tracks will run parallel to these existing tracks.

If you have any questions or concerns regarding the SunRail expansion, please contact Customer Service at the SunRail Operations and Control Center. You may reach them by email at [info@sunrail.com](mailto:info@sunrail.com), by phone at 1-855-724-5411, or visit them on the web at <http://sunrailcorp.wpengine.com/>.

change how you experience your landscape. If you want to add some instant appeal to your landscape, I would suggest focusing on plants for the senses. Sure, we want our landscapes to look good, but they can also smell, taste, feel, or even sound good.

Here are a few low-maintenance ideas for turning a humdrum landscape into an exotic garden for the senses:

## Scent

- Jasmine
- Rosemary
- Sweet Olive Sound
- Water-try a small fountain in a container water garden or pre-formed pond.
- Bamboo chimes
- Ornamental grasses

## Touch

- Ferns
- Silver Sage (*Salvia argentea*)
- Purple Coneflower

## Taste

- Lemon Grass
- Pineapple
- Peppers (I have the best luck with banana peppers and hot peppers)

## Sight

- Trees-shade on a summer day is the loveliest sight I've ever seen. Contact Extension to find out how to get a free tree for your yard.
- Pentas-pretty perennials and butterfly attractors.
- Purple Passionflower- a butterfly caterpillar food plant with spectacular blooms.

To enjoy the benefits of your sensory garden, you have to spend time in it. Save some space to sit and relax in your garden. Look closely and you may find a butterfly hatching from its chrysalis. Breathe deeply;

*Continued on page 4*



# Your Yard

Garden oasis or maintenance nightmare?

For some of us, a yard may be something that demands extra work in our already busy lives, costing us time, money, or frustration. To be sure, landscapes are not maintenance-free; they need a little

nurturing to thrive. However, having a yard doesn't have to be drudgery for homeowners. A landscape can be a place that provides relaxation, beauty, or food, even with limited time or resources.

It may not be possible to create a dream garden overnight, but adding a few key plants or features can

## YOUR YARD

CONTINUED

listen intently. As your garden grows and changes through the seasons, you may want to take pictures or write your observations in a garden journal.

## Huntcliff Speed Limit

It has been observed that some of the residents and many visitors are driving way too fast in the community. The posted speed limit in the community is 20 miles per hour. There are many children playing in the neighborhood. For their safety, and the safety of all residents, please keep your speed at or below the posted limit. Thank you.



## Pet Chaining Restrictions for Orange County

County Ordinance Pertaining to the Restraining of Dogs Effective July 12, 2005

### Chaining Restrictions

- Any restraining device (chain, cord, or cable) must be a minimum length of ten (10) feet to confine an animal in the owner's property.
- The restraining device must be humane and provide for an

unrestrained range of movement for the animal to ensure that the animal is not exposed to hazard or injury.

- The restraining device must not restrict the animal from having food, water, shelter, adequate ventilation, and protection from the elements or general care.
- The restraining device must be proportional in size, and must weigh less than 1/8 of the dog or puppy's body weight.
- The restraining device must be designed for the specific breed.
- The restraining device must be used with an appropriate collar.
- These restraining devices must not be used between the hours of 9:00 a.m. and 5:00 p.m., 365 days a year and during extreme weather, such as hurricanes or below freezing conditions.

### Options to Chaining

- Bring your dog(s) indoors
- Establish an appropriate fence that is adequate for your dog's breed and size
- Build a kennel for your dog

*Remember, a dog must have access to food, water, shelter, and ventilation.*

Do not place your dog in a garage or area where there is no air flow. Contact Animal Services to discuss your situation, we are here to help.

Orange County Animal Services,  
2769 Conroy Road, Orlando FL  
32839  
(407) 836-3111

## Architectural Review Applications

It has come to our attention that some homeowners are not familiar with the steps of the Architectural Review process. That is quite understandable. We would like to take this opportunity to help anyone in our community better understand this process.

If you are going to make any changes to the front of your property, including landscaping changes, or if you intend to make any structural changes to your property (i.e., room additions, pools, screened enclosures, or roof replacements), then you will need to fill out the Architectural Review Committee (ARC) application.

These applications will always be available on your community's website and they are included in the monthly newsletter. Please follow the instructions on the form, and submit all of the required documents for your requested change. When you are submitting an application to the ARC remember to include:

1. Two (2) copies of the property survey that shows the locations of the proposed changed, alteration, renovation or addition.
2. Two (2) drawings of your plan(s).
3. Attach two (2) copies of color samples, if applicable.

Please note that applications submitted by fax or without two (2) copies of the survey, drawing, or color sample will be considered incomplete.

## ARCHITECTURAL...

CONTINUED

If an application is incomplete, it will not be processed and will be returned to you.

If you have any questions, please call us at 407-251-2200, and we will be happy to assist you.

Also note that management does NOT approve or deny any of these requests. We collect the applications and then submit them to the community's Architectural Review Committee (ARC). The ARC is a group of volunteer homeowners who review the applications and approve or deny the applications based on your community's written criteria. Per Florida Statutes, this process may take up to 30 days.

As soon as the Committee makes a decision, we will mail you a letter of approval or denial. Please make sure you do not proceed with any improvements until you have heard from the Committee. I hope this helps everyone understand the Architectural Review process a little better. If this still leaves you with any questions, please feel free to contact our office.



## Dog Waste

It has come to the Board's attention that **many** of the residents in our community are pet owners. Owing a pet is a wonderful experience for the "parent" and it brings many joys as well. However, having a 4-legged addition to your family also brings **many** responsibilities. If your new bundle of joy happens to be a dog, then



**one of the responsibilities of pet ownership is picking up after your pet.** When you live in a community you cannot just let your dog out and then close the door. **Your pet must be on a leash at all times, and any pet waste MUST be picked up and disposed of in a waste receptacle.** Thank you for your understanding.

## 13 THINGS A BURGLAR KNOWS THAT YOU DON'T

1. Of course I look familiar. I was here just last week cleaning your carpets, painting your shutters, or delivering your new refrigerator.

2. Hey, thanks for letting me use the bathroom when I was working in your yard last week. While I was in there, I unlatched the back window to make my return a little easier.

3. Love those flowers. That tells me you have taste... and taste means there are nice things inside. Those yard toys your kids leave out always make me wonder what type of gaming system they have.

4. Yes, I really do look for newspapers piled up on the driveway. And I might leave a pizza flyer in your front door to see how long it takes you to remove it.

5. If it snows while you're out of town, let a neighbor to create car and foot tracks into the house. Virgin drifts in the driveway are a dead giveaway.

6. If decorative glass is part of your front entrance, don't let your alarm company install the control pad where I can see if it's set. That makes it too easy.

7. A good security company alarms the window over the sink. And the windows on the second floor, which often access the master bedroom - and your jewelry. It's not a bad idea to put motion detectors up there too.

8. It's raining, you're fumbling with your umbrella, and you forget to lock your door - understandable. But understand this: I don't take a day off because of bad weather.

9. I always knock first. If you answer, I'll ask for directions somewhere or offer to clean your gutters. (Don't take me up on it.)

10. Do you really think I won't look in your sock drawer? I always check dresser drawers, the bedside table, and the medicine cabinet.

11. Here's a helpful hint: I almost never go into kids' rooms.

12. You're right: I won't have enough time to break into that safe where you keep your valuables. But if it's not bolted down, I'll take it with me.

13. A loud TV or radio can be a better deterrent than the best alarm system. If you're reluctant to leave your TV on while you're out of town, you can buy a device that works on a timer and simulates the flickering glow of a real television. (Find it at <http://www.faketv.com/>)

# Spring

Find and circle all of the words that are hidden in the grid.  
The remaining letters spell a message about Spring.

T L E M W O N S S S A R G L A  
 G C Y C L A M E N S A L I L P  
 G N G R O W T H R L L L R S  
 O Y I I D L S A R A I E S N N  
 L A L N K A I E B E R R O H E  
 F M L O A N F E S G M I P W W  
 E N A E E E S F I U L R R A L  
 I O B Q R A L E O E C S A B E  
 R S T U B E S C D D F O S W A  
 I A F I G R N N G L I N R H V  
 S E O N N R A E O N I L C C E  
 E S S O I D E W W B I R S B S  
 S I N X R G E E O A A R M E G  
 A Y F L P R O R N M L W P E O  
 E T E W S S P I L U T R S S R  
 R E T S A E P L A N T I N G F



ALLERGIES  
 APRIL  
 BASEBALL  
 BEES  
 CROCUSES  
 CYCLAMENS  
 DAFFODILS  
 DANDELIONS  
 EASTER  
 EQUINOX  
 FLOWERS

FROGS  
 GOLF  
 GRASS  
 GREEN  
 GROWTH  
 IRISES  
 LILIES  
 MARCH  
 MAY  
 NEW LEAVES  
 PLANTING

RAIN  
 RENEWAL  
 ROBINS  
 SEASON  
 SNOWMELT  
 SOFTBALL  
 SPRING BREAK  
 SPRING CLEANING  
 TULIPS  
 WARMER  
 WET



**HUNTCLIFF PARK AT MEADOW WOODS HOMEOWNERS ASSOCIATION, INC.**

MAIL OR FAX FORM TO: 1101 Miranda Lane, Suite 112 Kissimmee, FL 34741

PHONE: 407-251-2200 FAX: 800-759-1820 EMAIL: [info@dwdpdm.com](mailto:info@dwdpdm.com)

**ARCHITECTURAL REVIEW BOARD (ARB) APPLICATION**

Owner Name: \_\_\_\_\_ Tenant Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone(s) Home: \_\_\_\_\_ Work \_\_\_\_\_ Fax: \_\_\_\_\_

In Accordance with the Declaration of Covenants, Conditions and Restrictions and the Association's Rule and Regulations, Installation must conform to this approval and the Association's guidelines.

I hereby request consent to make the following changes, alteration, renovations and /or additions to my property.

- ( ) Fence            ( ) Swimming Pool            ( ) Lawn Ornament            ( ) Screen Enclosure            ( ) Landscaping
- ( ) Patio            ( ) Exterior Color            ( ) Lawn Replacement            ( ) Other \_\_\_\_\_

Description: \_\_\_\_\_

Attach two (2) copies of the property survey that shows the locations of the proposed change, alteration, renovation or addition.

Attach two (2) drawings of your plan(s).                      Attach two (2) color samples, if applicable.

**NOTE: Applications submitted by fax or without two (2) copies of the survey, drawing, or color sample will be considered incomplete. If an application is incomplete, it will not be processed and will be returned to you.**

I hereby understand and agree to the following conditions.

1. No work will begin until written approval is received from the Association. You have 60 days from the approval date to complete the work. If not, then you must reapply for ARB approval.
2. All work will be done expeditiously once commenced and will be done in a professional manner by a licensed contractor or myself.
3. All work will be performed timely and in a manner that will minimize interference and inconvenience to other residents.
4. I assume all liability and will be responsible for any and all damages to other lots and/or common area, which may result from performance of this work.
5. I will be responsible for the conduct of all persons, agents, contractors, subcontractors and employees who are connected with this work.
6. I am responsible for complying with all applicable federal, state and local laws, codes, regulations and requirements in connection with this work. I will obtain any necessary governmental permits and approval for the work.
7. Upon receipt DWD Professional Management, LLC will forward the ARB Application to the Association. A decision by the Association may take up to 30 days. I will be notified in writing when the application is either approved or denied.

ALL HOMEOWNERS ARE RESPONSIBLE FOR FOLLOWING THE RULES AND GUIDELINES OF THEIR ASSOCIATION WHEN MAKING ANY EXTERIOR MODIFICATIONS.

Signature of Owner(s): \_\_\_\_\_ Date: \_\_\_\_\_

**DO Not Write Below This Line**

This Application is hereby:    ( ) Approved                      ( ) Denied

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_




















\_\_\_\_\_

\_\_\_\_\_

Date Received \_\_\_\_\_ Mailed to Assoc. \_\_\_\_\_ Mailed to Owner \_\_\_\_\_

HUNTCLIFF PARK AT MEADOW WOODS  
 HOMEOWNERS' ASSOCIATION  
 C/O DWD Professional Management, LLC  
 1101 MIRANDA LANE • SUITE 112  
 KISSIMMEE, FL 34741

# March & April 2017

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1  Assessments Due	2 	3 <i>Employee Appreciation DAY</i>	4
5	6  Trash Pickup	7 Recyclables & Yard Waste Pickup 	8	9	10 Assessments Grace Period Ends	11
12 Full Moon 	13  Trash Pickup	14 Recyclables & Yard Waste Pickup 	15	16	17  HAPPY ST. PATRICK'S DAY	18
19	20  Trash Pickup	21 Recyclables & Yard Waste Pickup 	22	23	24	25
26	27  Trash Pickup	28 Recyclables & Yard Waste Pickup 	29	30	31	1 <i>April</i>  Assessments Due
2	3  Trash Pickup	4 Recyclables & Yard Waste Pickup 	5	6	7	8
9 <i>Palm Sunday</i> 	10 Grace Period for Assessments Ends  Trash Pickup	11 Recyclables & Yard Waste Pickup  Full Moon <i>Happy Easter</i>	12	13	14  GOOD FRIDAY	15
16 	17  Trash Pickup	18 Recyclables & Yard Waste Pickup 	19	20	21	22
23	24  Trash Pickup	25 Recyclables & Yard Waste Pickup 	26	27	28  ARBOR DAY	29
30						